

BUILDING RELOCATION

BUILDING INSPECTIONS DEPARTMENT
www.ci.blaine.mn.us



To maintain a high standard of residential development in the City of Blaine and to protect residential areas from deleterious effects through insuring that both new and relocated buildings from within the city limits or from other areas outside of the City, building relocation shall meet the following requirements:

1. Each relocation of a residence or residential accessory building shall require a Conditional Use Permit from the City Council and all such buildings shall conform with and be situated in a properly zoned area in accordance with all of the provisions of this ordinance and the City Building Code. Buildings being moved out of the City of Blaine do not require a Conditional Use Permit. Commercial and industrial buildings shall not be moved.
2. An application for a permit to move a building shall be accompanied by an Abstractor's Certificate of Property Ownership within 350 feet of the boundary lines of the lot upon which the building is to be located. The application must also be accompanied by a written consent and approval of at least 50% of the property owners within the said 350 feet of said lot.
3. The application may be granted or rejected by the City Council after a public hearing before the Planning Commission.
4. Each building relocation requires a moving permit obtained through the Building Inspections Department. The cost of a moving permit is \$75.00 plus a \$5 state surcharge. There is also a \$2,000.00 escrow fee deposit required for site clean up. The escrow fee deposit will be refunded after the site has been inspected and clean up approval by city staff.

Prior to receiving a permit to move a structure out of the city or to a new location within the city the applicant shall furnish proof that the water supply, sewer, electrical supply and gas lines have been properly abandoned. The local utility providers can provide written proof.

In the case of an on-site septic systems and private wells, licensed contractors in each respective field may provide written proof of proper abandonment. To properly abandon a septic tank it must be pumped clean and either completely removed from the site or the top of the tank may be crushed, the floor broken up and the tank filled with clean sand and topped with 4" of black dirt. Water wells may remain on site for future use or they must be abandoned by a Minnesota licensed well driller who shall furnish proof of abandonment. All shallow point wells must be abandoned.

Basement abandonment consists of either removing the basement walls and floors completely from the site or by removing all debris from inside the basement walls, breaking up the floor, removing the top portion of the basement wall to a minimum of 24" below grade, filling the whole basement area with clean sand and top with a minimum of 4" black dirt. All debris must be removed from the site and properly disposed.